



1 Electronically Filed on \_\_\_\_\_  
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3 Entered on Docket  
4 December 15, 2009

*Bruce A. Markell*

5  
6 Hon. Bruce A. Markell  
7 United States Bankruptcy Judge  
8

9  
10 WILDE & ASSOCIATES

11 Gregory L. Wilde, Esq.  
12 Nevada Bar No. 004417  
13 208 South Jones Boulevard  
14 Las Vegas, Nevada 89107  
15 Telephone: 702 258-8200  
16 [bk@wildelaw.com](mailto:bk@wildelaw.com)  
17 Fax: 702 258-8787

18 and

19 MARK S. BOSCO, ESQ.  
20 Arizona Bar No. 010167  
21 TIFFANY & BOSCO, P.A.  
22 2525 East Camelback Road, Suite 300  
23 Phoenix, Arizona 85016  
24 Telephone: (602) 255-6000

25 US Bank Natl. Assoc., as Trustee for Credit Suisse First Boston ARMT 2005-9  
26 09-76676

27  
28 UNITED STATES BANKRUPTCY COURT  
29 DISTRICT OF NEVADA  
30

31 In Re:

32 Keith Oakley and Susan Oakley

33 BK-S-09-26685-bam

34 Date: 11/16/09  
35 Time: 1:30 p.m.

36 Chapter 7

37 Debtors.  
38

**ORDER VACATING AUTOMATIC STAY**

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Automatic Stay in the above-entitled bankruptcy proceedings is immediately vacated and extinguished for all purposes as to Secured Creditor US Bank Natl. Assoc., as Trustee for Credit Suisse First Boston ARMT 2005-9, its assignees and/or successors in interest, of the subject property, generally described as 1137 Amarillo Sky Pl., Henderson, NV 89002, and legally described as follows:

### Parcel I:

Unit 1 in Building 70 of Final Map of PARADISE COURT, (a Common Interest Community), as shown by Map thereof on file in Book 116 of Plats, Page 33, in the office of the County Recorder of Clark County, Nevada;

TOGETHER WITH associated Garage Unit, as set forth in that certain Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements of PARADISE COURT, recorded May 18, 2004 in Book 20040518 as Document No. 01999, Official Records.

### Parcel II:

A non-exclusive right and easement of ingress and egress and of use in, to, and over all common elements, including, but not limited to, private streets, as defined in and subject to the Declaration, which are appurtenant to Parcel I described above.

### Parcel III:

The exclusive right of use, possession, and occupancy of those portions of above-referenced Plat as designated as exclusive use areas and limited common elements, including, but not limited to, Yard Component, as defined in and subject to the Declaration, which are appurtenant to Parcel I described above.

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3 **IT IS FURTHER ORDERED, ADJUDGED and DECREED that the Secured Creditor shall**  
4 **give Debtors at least five business days' notice of the time, place and date of sale.**

5 DATED this 8<sup>th</sup> day of December 2009

6 Submitted by:

7 **WILDE & ASSOCIATES**

8 By Gregory L. Wilde, Esq.  
9 Gregory L. Wilde, Esq.  
10 Attorney for Secured Creditor  
11 208 South Jones Boulevard  
Las Vegas, Nevada 89107

12 APPROVED / DISAPPROVED

13 By: \_\_\_\_\_  
14 David L. Tanner  
15 7472 W. Sahara Ave. #101  
Las Vegas, NV 89117  
16 Attorney for Debtor(s)

17 Nevada Bar No: \_\_\_\_\_

18 APPROVED / DISAPPROVED

19 By: \_\_\_\_\_  
20 Lenard E Schwartzer  
21 2850 S. Jones Blvd. #1  
Las Vegas, NV 89146  
22 Chapter 7 Trustee

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## 1 ALTERNATIVE METHOD RE: LOCAL RULE 9021:

2 In accordance with Local Rule 9021, the undersigned counsel certifies as follows (check one):

3  The court waived the requirements of LR 9021.4  No parties appeared or filed written objections, and there is no trustee appointed in the case.5  I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any  
6 unrepresented parties who appeared at the hearing, and any trustee appointed in this case,  
and each has approved or disapproved the order, or failed to respond, as indicated below  
(list each party and whether the party has approved, disapproved, or failed to respond to the  
document):

## 7 (List Parties)

## 8 Debtor's counsel:

9  approved the form of this order  disapproved the form of this order10  waived the right to review the order and/or  failed to respond to the document11  appeared at the hearing, waived the right to review the order12  matter unopposed, did not appear at the hearing, waived the right to review the order

## 13 Trustee:

14  approved the form of this order  disapproved the form of this order15  waived the right to review the order and/or  failed to respond to the document

## 16 Other Party: \_\_\_\_\_

17  approved the form of this order  disapproved the form of this order18  waived the right to review the order and/or  failed to respond to the document

## 19 Breach Order:

20  This is an Order Vacating the Stay after the Failure to cure a Declaration of Breach. Copies of  
21 this proposed order were transmitted to Debtor's counsel and appointed trustee to which  
22 they have not replied

## 24 Submitted by:

25 /s/ Gregory L. Wilde, Esq.

26 Gregory L. Wilde, Esq.

Attorney for Secured Creditor